

BILL NO. R-96 -0407

CONFIRMING RESOLUTION NO. R-2596

A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 3424
Centennial Drive, Fort Wayne, Indiana 46808.
(Miller-Valentine Partners of Indiana, d/b/a
Miller-Valentine Group)

WHEREAS, Common Council has previously designated and
declared by Declaratory Resolution the following described
property as an "Economic Revitalization Area" under Section
153.02 of the Municipal Code of the City of Fort Wayne, Indiana,
of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 98 full-time additional
permanent jobs for a total additional annual payroll of
\$3,776,136, with the average new annual job salary being \$38,532;
and

WHEREAS, the total estimated project cost is \$3,346,800; and

WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-12.1-
2.5 and I.C. 5-3-1 and a public hearing has been conducted on
said Resolution; and

1 **WHEREAS**, if said Resolution involves an area that has
2 already been designated an allocation area under I.C. 36-7-14-39,
3 The Fort Wayne Redevelopment Commission has adopted a Resolution
4 approving the designation.

5 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
6 **CITY OF FORT WAYNE, INDIANA:**

7 **SECTION 1.** That, the Resolution previously designating the
8 above described property as an "Economic Revitalization Area" is
9 confirmed in all respects.

10 **SECTION 2.** That, the hereinabove described property is
11 hereby declared an "Economic Revitalization Area" pursuant to
12 I.C. 6-1.1-12.1, said designation to begin on the effective date
13 of this Resolution and continue for a one year period. Said
14 designation shall terminate at the end of that one year period.

15 **SECTION 3.** That, said designation of the hereinabove
16 described property as an "Economic Revitalization Area" shall
17 apply to a deduction of the assessed value of real estate.

18 **SECTION 4.** That, the estimate of the number of individuals
19 that will be employed or whose employment will be retained and
20 the estimate of the annual salaries of those individuals and the
21 estimate of the value of redevelopment or rehabilitation all
22 contained in Petitioner's Statement of Benefits are reasonable
23 and are benefits that can be reasonably expected to result from
24 the proposed described redevelopment or rehabilitation.
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1 **SECTION 5.** The current year approximate tax rates for
2 taxing units within the City would be:

- 3 (a) If the proposed development does not occur, the
4 approximate current year tax rates for this site would
5 be \$9.0138/\$100.
6 (b) If the proposed development does occur and no deduction
7 is granted, the approximate current year tax rate for
8 the site would be \$9.0138/\$100 (the change would be
9 negligible).
10 (c) If the proposed development occurs and a deduction
11 percentage of fifty percent (50%) is assumed, the
12 approximate current year tax rate for the site would be
13 \$9.0138/\$100 (the change would be negligible).

14 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby
15 determined that the deduction from the assessed value of the real
16 property shall be for a period of ten years.

17 **SECTION 7.** The benefits described in the Petitioner's
18 Statement of Benefits can be reasonably expected to result from
19 the project and are sufficient to justify the applicable
20 deductions.


21 **SECTION 8.** For real property, a deduction application must
22 contain a performance report showing the extent to which there
23 has been compliance with the Statement of Benefits form approved
24 by the Fort Wayne Common Council at the time of filing. This
25 report must be submitted to the Allen County Auditor's Office and
26 the City of Fort Wayne's Department of Economic Development and
27 must be included in the deduction application. For subsequent
28

years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

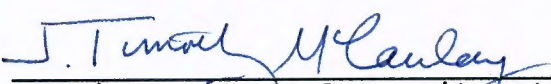
SECTION 9. The performance report must contain the following information:

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deduction.
- F. The tax savings resulting from the real property being abated.

SECTION 10. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Member of Council

APPROVED AS TO FORM AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Kenney
and duly adopted, read the second time by title and referred to the
committee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on Thursday, the 23rd day of
April, 1996, at 5:30 o'clock
P.M., E.S.T.

DATED: 4-9-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford
and duly adopted, placed on its passage. PASSED LOST
by the following vote:

| | AYES | NAYS | ABSTAINED | ABSENT |
|-------------|----------|------|-----------|----------|
| TOTAL VOTES | <u>8</u> | | | <u>1</u> |
| BENDER | <u>✓</u> | | | |
| CRAWFORD | <u>✓</u> | | | |
| EDMONDS | <u>✓</u> | | | |
| HALL | <u>✓</u> | | | |
| HAYHURST | <u>✓</u> | | | |
| HENRY | | | | <u>✓</u> |
| LUNSEY | <u>✓</u> | | | |
| RAVINE | <u>✓</u> | | | |
| SCHMIDT | <u>✓</u> | | | |

DATED: 4-23-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-25-96
on the 23rd day of April, 1996

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

D. Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of April, 1996,
at the hour of 10:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of April,
1996, at the hour of 8:30 o'clock A.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE This is to confirm the approval of an Economic Revitalization Area for Miller-Valentine Partners of Indiana d/b/a Miller-Valentine Group for real estate improvements in the amount of \$3,346,800. In order to provide much needed Class-A Multi-tenant space, Miller-Valentine will build a 109,000 square foot light industrial/distribution facility.

EFFECT OF PASSAGE Creation of 98 new jobs. To construct a speculative facility in order to provide much needed Class-A multi-tenant light industrial/distribution facility.

EFFECT OF NON-PASSAGE Loss of 98 new jobs and additional tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings for Miller-Valentine is \$70,391. Projected additional property tax revenues during a ten year deduction period is \$355,472.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-04-07

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) XXXXXXXXXX (RESOLUTION) confirming resolution
designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 3424 Centennial Drive, Fort Wayne,
Indiana 46808 (Miller-Valentine Partners of Indiana, d/b/a
Miller-Valentine Group)

HAVE HAD SAID (ORDINANCE) XXXXXXXXXX (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

John A. Crawford

Thomas C. Henry

John N. Crawford

David S. Schmitt

Charles Hall

Robert J. Davis

Clarence R. Edmonds

DATED: 4-23-96

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

April 10, 1996

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date April 13, 1996,
in both the Journal Gazette and News Sentinel.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill Nos. R-96-04-02 & R-96-04-03
Economic Revitalization Area

Bill Nos. R-96-04-04 & R-96-04-05
Economic Revitalization Area

Bill Nos. R-96-04-06 & R-96-04-07
Economic Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both
newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-96-04-06 AND R-96-04-07)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 4-9-96,
DATE
DESIGNATING PROPERTY AT 3424 Centennial Drive, Fort Wayne, IN,
(Miller-Valentine Partners of Indiana, d/b/a Miller-Valentine Group)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, April 23, 1996, at 5:30 P.M.,
DATE, TIME & PLACE
Common Council Conference Room 128, 1st Floor, City-County Bldg.,
Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW Common Council

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

Allen

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

45 lines, 1 columns wide equals 45 equivalent lines
at .345 cents per line

\$ 15.57

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 15.57

DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: April 13, 19 96Title: Clerk

PUBLISHER'S AFFIDAVIT

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-96-04-06 AND R-96-04-07)

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SANDRA E. KENNEDY
CITY CLERK
#163650

4-13

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Deb Perfect who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

4/13/96

Subscribed and sworn to before me this 13th day of April, 19 96.

Mary L Schneider
Notary Public

MARY L SCHNEIDER
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY

My commission expires: MY COMMISSION EXP JUNE 14, 1997

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Deb Perfect

Clerk

Date: April 13, 19 96 Title:

PUBLISHER'S AFFIDAVIT

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COMMON COUNCIL

RESOLUTIONS NO. R-96-04-06 AND R-96-04-07

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SANDRA E. KENNEDY
CITY CLERK
#163650

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Deb Perfect who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time , the dates of publication being as follows:
4/13/96
Deb Perfect

Subscribed and sworn to before me this 13th day of April, 19 96.

Mary L Schneider

Notary Public

MARY L SCHNEIDER

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

My commission expires: MY COMMISSION EXP JUNE 14,1997